

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JULY 25, 2005

- Members Present: Lisa Miserendino, Don LaHaye, John Donaldson, and Jim Sanford
- Others Present: Sharon Murray of Burnt Rock Assoc., Miron Malboeuf and Ruth Robbins
- Agenda:
1. 7:30 PM Call to Order
 2. Warren Land Use Regulations Update – Burnt Rock Update Check List
 3. Other Business
 - a. Report on Town Garage presentation to the Select Board on 7/19/05
 - b. Review and Approve Minutes 07/11/05

- 1) Mr. Donaldson called the meeting to order at 7:34 pm.
- 2) Sharon Murray from Burnt Rock Associates took the Commission members through the Chapter 117 changes that affected *Article 2, Zoning Districts & District Standards*, and *Article 3, General Regulations*. Some of the highlights affecting Article 2 are:
 - Accessory dwellings that are appurtenant to owner-occupied single family dwellings must now be allowed as permitted uses, with some exceptions.
 - There are revised standards for home occupations, home day care and day care facilities, group homes (serving up to 8 residents) and mobile home parks.
 - Statutory limitations on regulating agriculture, forestry, public facilities, power generation and transmission facilities and how hunting/fishing/forestry apply.

The allowed uses, dimensional standards, densities as they apply to the various districts will be addressed in the next draft. (This first draft is only addressing required Chapter 117 changes) The main change under *Article 3, General Regulations*, is that the review process must be specifically spelled out in the regulations. However, Warren's current language is more specific than the statutory requirement.

The next meeting with Burnt Rock Associates will be at the Planning Commission meeting scheduled for August 29th.

- 3) Under "Other Business", the Commission briefly discussed the presentation of the Town Garage material to the Select Board and thought that they tentatively would be back on the Select Board's schedule on August 23rd. In the meantime, the Select Board did agree that the State office of OSHA should be contacted about scheduling a Work Safe review of the garage. The Commission will spend more time on the Town Garage at their next meeting on August 8th.

The Commission reviewed and signed the minutes of July 11, 2005.

The meeting was adjourned at 9:57 pm.

TOWN OF WARREN, VT

Received for Record Aug 16 20 05
 at 9:00 o'clock AM and Received in
 Vol 176 Page 429-430
Elaine E. Fuller
 assistant TOWN CLERK

Vermont Property Transfer Tax
 32 V.S.A. Cap. 231

- ACKNOWLEDGEMENT -

Return Rec'd - Tax Paid - Board of Health Cert. Rec'd.
 Vt. Land Use & Development Plains Act. Cert. Rec'd.

Return No. _____
 Signed _____, Clerk
 Date _____

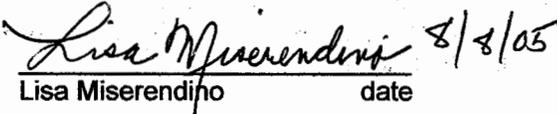
2005

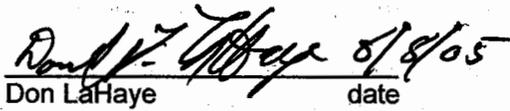
Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

 8/6/05
John Donaldson date

 8/8/05
Lisa Miserendino date

 8/8/05
Don LaHaye date

Jim Sanford date